

157.0

0004

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

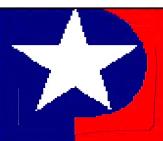
701,500 / 701,500

USE VALUE:

701,500 / 701,500

ASSESSED:

701,500 / 701,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
163		WAVERLY ST, ARLINGTON

Legal Description		User Acct
		104586
		GIS Ref
		GIS Ref
		Insp Date
		06/30/18

OWNERSHIP

Unit #:

Owner 1: DODGE DAVID H	
Owner 2: BAXTER DEBORAH F	
Owner 3:	

Street 1: 163 WAVERLEY ST	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DODGE DAVID H -	
Owner 2: BAXTER DEBORAH F -	
Street 1: 163 WAVERLEY ST	
Twn/Cty: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Clapboard Exterior and 1511 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R1 SINGLE FA	100	water		

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	8	Ledge
s		Street		

t		Gas:	
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LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101 One Family	6000	Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/Ha: 0.13774

Total SF/SM: 6000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 420,000

Spl Credit

Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	OF=BM ^T SINK.								21	3					
Foundation: 2 - Conc. Block	Frame: 1 - Wood	A 3QBth:	Rating:	A HBth:	Rating:									FFL	4					
Prime Wall: 2 - Clapboard	Sec Wall:	OthrFix: 1	Rating: Fair	OthrFix: 1	Rating: Fair									(147)	16					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	21	21
View / Desir:				A Kits:	Rating:	Other													FFL	3
GENERAL INFORMATION				Fpl:	Rating:	Upper														(27)
Grade: C - Average				WSFlue:	Rating:	Lvl 2														1
Year Blt: 1925	Eff Yr Blt:	Total Units:		Lvl 1															15	
Alt LUC:	Alt %:	Floor:		Lower															12	
Jurisdct: G14	Fact: .	% Own:		Totals	RMs: 6	BRs: 2	Baths: 1	HB: 1											2	
Const Mod:		Name:		REMODELING				RES BREAKDOWN								SKETCH				
Lump Sum Adj:				Exterior:	No Unit	RMS	BRs	FL												
INTERIOR INFORMATION				Interior:	1	6	2	m												
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	%	Additions:																
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	50 %	Kitchen:																
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:		Baths:																
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S		Plumbing:																
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1		Electric:																
% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO	Heating:																
% Com Wal	% Sprinkled	Override:				General:														
CALC SUMMARY				COMPARABLE SALES				PARCEL ID 157.0-0004-0005.0				SKETCH								
Basic \$ / SQ: 135.00				Rate	Parcel ID	Typ	Date	Sale Price								SKETCH				
Size Adj.: 1.35000002																SKETCH				
Const Adj.: 0.97515047																SKETCH				
Adj \$ / SQ: 177.721																SKETCH				
Other Features: 77300																SKETCH				
Grade Factor: 1.00																SKETCH				
NBHD Inf: 1.00000000																SKETCH				
NBHD Mod:																SKETCH				
LUC Factor: 1.00																SKETCH				
Adj Total: 342357																SKETCH				
Depreciation: 63678																SKETCH				
Depreciated Total: 278679																SKETCH				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:								SKETCH				
SPEC FEATURES/YARD ITEMS																SKETCH				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	9X16	F	FR	1925	29.13	T	50	101			2,100		2,100			
19	Patio	D	Y	1	325	A	AV	1970	3.40	T	39.2	101			700		700			
More: N	Total Yard Items:	2,800	Total Special Features:		Total:	2,800														
GENERAL INFORMATION																SKETCH				
Grade: C - Average				Location:																
Year Blt: 1925	Eff Yr Blt:	Total Units:		Floor:																
Alt LUC:	Alt %:	% Own:		%																
Jurisdct: G14	Fact: .	Name:																		
Const Mod:																				
Lump Sum Adj:																				
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Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S																		
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1																		
% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled	Override:																		
DEPRECIATION																				
Phys Cond: GD - Good	18. %																			
Functional:	%																			
Economic:	%																			
Special:	%																			
Override:	%																			
Total: 18.6 %																				
CALC SUMMARY																				
Basic \$ / SQ: 135.00																				
Size Adj.: 1.35000002																				
Const Adj.: 0.97515047																				
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